



**AGENDA
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street ~ Leander, Texas

Thursday ~ March 16, 2017 at 7:00 PM



**Mayor – Christopher Fielder
Place 1 – Andrea Navarrette
Place 2 – Michelle Stephenson
Place 3 – Shanan Shepherd**

**Place 4 – Ron Abruzzese (Mayor Pro Tem)
Place 5 – Jeff Seiler
Place 6 – Troy Hill
City Manager – Kent Cagle**

1. Open meeting, Invocation and Pledges of Allegiance.
2. Roll Call.
3. Staff Comments.
4. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]
5. Recognitions/Proclamations/Visitors.

CONSENT AGENDA: ACTION

- 6C. Approval of the minutes for meetings held on March 2, 2017 and March 9, 2017.
- 7C. Approval of Dedication and Acceptance of Parkway Crossing Offsite Utilities Water and Wastewater Improvements.
- 8C. Approval granting a waiver of Article 8.04, Noise, Section 8.04.001(a)(11) in the hours of construction work to Embree Construction Group, Inc. to provide for a three-time construction per month event allowing concrete pours at the Leander Storage project site located at 140 E. Sonny Drive during the months of March and April (three (3) each) beginning at 2:00 a.m.; and requiring Embree Construction Group, Inc. to provide a minimum of forty-eight (48) hours-notice prior to each event to the City and to surrounding property owners.
- 9C. Approval granting a waiver of Article 8.04, Noise, Section 8.04.001(a)(11) in the hours of construction work to NE Construction LLP to provide for numerous concrete pours at the Carneros Village project site located at 149 S. Bagdad Road between March 11th and July 1st beginning at 4:00 a.m.; and requiring NE Construction LLP to provide a weekly notice to the City and to surrounding property owners.

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- 10C. Approval of Second Reading of an Ordinance regarding Zoning Case 16-Z-034 amending the current zoning Interim SFR-1-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban); on one (1) parcel of land approximately 10.804 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R032106; and generally located at the eastern terminus of Riva Ridge Drive, Leander, Williamson County, Texas.
- 11C. Approval of Second Reading of an Ordinance regarding Zoning Case 16-TOD-Z-035 amending the current zoning of Interim SFR-1-B (Single-Family Rural) to PUD/TOD CD (Planned Unit Development/Transit Oriented Development Conventional Development) on three (3) parcels of land approximately 30.079 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R032206, R032194, and R096163; and more commonly known as 301 918 Private Road, Leander, Williamson County, Texas.
- 12C. Approval of Second Reading of an Ordinance regarding Zoning Case 16-TOD-Z-036 amending the current zoning HC-4-C (Heavy Commercial), HI-5-D (Heavy Industrial), and PUD/TOD (Planned Unit Development/Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with a base zoning district of HI-5-D (Heavy Industrial) on one (1) parcel of land approximately 29.79 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R031728; and more commonly known as 60 Heritage Grove Road, Leander, Williamson County, Texas.
- 13C. Approval of Second Reading of an Ordinance regarding Zoning Case 17-Z-002 amending the Cottages at Crystal Falls PUD (Planned Unit Development); on one (1) lot, approximately 9.6 acres \pm , legally described as Lot 6, Block A of the Crystal Falls Town Center, Phase 2 Subdivision; and generally located to the west of the intersection of Local Rebel Street and Rowdy Loop, Leander, Williamson & Travis Counties, Texas.
- 14C. Approval of Second Reading of an Ordinance of the City of Leander, Texas annexing 166.47 acres, \pm , in Williamson County, Texas, and being generally located north of Crystal Falls Parkway, south of Old 2243 West and west of Bagdad Road, more commonly known as the Falcon Oaks area.
- 15C. Approval of Second Reading of an Ordinance regarding Zoning Case 17-Z-003 to amend the Interim SFR-1-B (Single-Family Rural) to SFE-2-B (Single-Family Estate) with the condition that the uses allowed within the SFU/MH-2-B (Single-Family Urban/Manufactured Home) zoning district (including manufactured housing) are permitted for up to ten (10) years after the effective date of the zoning ordinance; approximately 166.47 acres \pm , legally described as Falcon Oaks, Sections 1 (not including Lot 1, Block A; Lots 1, 2, and 3, Block B; and Lots 1 and 2, Block C), 2, 3, and 4 Subdivisions and Lot 20, Block B, Falcon Oaks, Section 1 Subdivision Replat, Leander, Williamson County, Texas.

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PUBLIC HEARING - ACTION

16. Conduct a Public Hearing to hear the request of Sanna Rahman (PSCE, Inc.) on behalf of Christian Wanner, Manager (Jean Baptiste, LTD) regarding Zoning Case 17-TOD-Z-001 to amend the current zoning of PUD/TOD (Planned Unit Development/Transit Oriented Development District) within the Conventional Development Sector, to PUD/TOD (Planned Unit Development/Transit Oriented Development District) with a base district of LC-2-A (Local Commercial) and GC-3-A (General Commercial) on a portion of one (1) parcel of land approximately 9.423 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R032239; and generally located to the northeast of the intersection of 183A Toll Road and Bryson Ridge Trail, Leander, Williamson County, Texas.

- Discuss and consider the First Reading of an Ordinance regarding Zoning Case 17-TOD-Z-001 amending the current zoning PUD/TOD (Planned Unit Development/Transit Oriented Development District) to PUD/TOD (Planned Unit Development/Transit Oriented Development District) with a base district of LC-2-A (Local Commercial) and GC-3-A (General Commercial); on a portion of one (1) parcel of land approximately 9.423 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R032239; and more commonly known as the property generally located to the northeast of the intersection of 183A Toll Road and Bryson Ridge Trail, Leander, Williamson County, Texas.

17. Continuance of a Public Hearing opened on March 9, 2017, on the proposed creation of the Crystal Springs Public Improvement District (PID).

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18. Discuss and consider a Development Agreement by and between the City of Leander and BLD Crystal Springs, LLC regarding the creation of a proposed Public Improvement District (PID) and financial incentives for the Crystal Springs subdivision.

19. Discuss and consider a Resolution creating the Crystal Springs Public Improvement District and authorizing public improvements to be made for the benefit of such District; providing for a severability clause; providing an effective date; and containing other matters relating to the subject.

20. Discuss and consider the Second Reading of an Ordinance of the City of Leander, Texas regarding Zoning Case 16-Z-024 to consider the request of SEC Planning (Mark Baker) on behalf of BLD Crystal Springs, LLC to amend the current zoning of SFC-2-B (Single Family Compact) and SFU-2-B (Single Family Urban) to PUD (Planned Unit Development) with the following base zoning districts: SFL-2-A (Single-Family Limited), SFT-2-A (Single-Family Townhouse), and SFL-2-A (Single-Family Limited detached condo regime) on six (6) parcels of land approximately 128.1 acres \pm , more particularly described by Williamson Central Appraisal District Parcels R031204-R031206, R526321 R523989 and

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R523991; and generally located to southeast of the intersection of Raider Way and East Crystal Falls Parkway; located to the west of Cold Springs Subdivision, Leander, Williamson County, Texas.

21. Discuss and consider appointments to the Board of Adjustment; Planning & Zoning Commission; Public Arts Commission; and the Library Foundation Board.

22. Discuss and consider an Ordinance establishing construction speed zones and lowering speed limits on portions of Bagdad Road; providing for the erection of traffic control signs; establishing a penalty; suspending conflicting ordinances; providing an effective date, severability and open meeting clauses; and providing for related matters.

23. Discuss and consider the Second Reading of an Ordinance regarding 16-OR-006a amending the Leander Code of Ordinances, Chapter 14, Zoning, Article 14.02, Zoning Ordinance, by adopting streetscape standards, updating lot size requirements, and related matters, Leander, Williamson and Travis Counties, Texas; providing a savings clause; providing a severability clause; and providing an effective date.

24. Discuss and consider an Ordinance regarding 16-OR-003a amending the Leander Code of Ordinances, Chapter 10, Subdivision Regulation, Article 10.02, Subdivision Ordinance, adopting streetscape standards by amending the Concept Plan requirements to encourage high intensity uses closer to the intersections of major roadways, identify criteria for lots to be served by on-site sewage treatment systems, and related matters, Leander, Williamson and Travis Counties, Texas; providing a savings clause; providing for a severability clause; and providing an effective date.

25. Discuss and consider a request of Charles Brigance (Carlson, Brigance & Doering, Inc.) on behalf of Development Solutions Bradley, LLC on Subdivision Case 16-PP-016 to approve the Bluffview Preliminary Plat on six (6) parcels of land approximately 182.184 acres \pm , more particularly described by Williamson Central Appraisal District as Parcels R403529, R339021, R031231, R489944, R419674 and R310769; generally located to the southeast of the intersection of Ronald W. Reagan Boulevard and Bradley Ranch Road, Leander, Williamson County, Texas.

26. Discuss and consider an Ordinance prohibiting through truck traffic within the Overlook Estates Subdivision; providing for repeal of conflicting Ordinances; providing a penalty clause; providing severability, effective date and open meetings clauses; and providing for related matters.

27. Council Member Closing Statements.

28. Adjournment.

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CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 10th day of March 2017, by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree

Dara Crabtree, City Secretary, TRMC

